



**MINUTES OF CITY COUNCIL OF THE
CITY OF HAYWARD**
City Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, January 20, 2004, 8:00 p.m.

MEETING

The Meeting of the City Council was called to order by Mayor Cooper at 8:00 p.m., followed by the Pledge of Allegiance led by Council Member Hilson.

ROLL CALL

Present: COUNCIL MEMBERS Jimenez, Hilson,
Rodriguez, Ward, Dowling, Henson
MAYOR Cooper
Absent: None

PRESENTATION: Award for City Walk Project

Mitch Solomon, representing the Olson Company, announced that the City Walk Project had been awarded a total of three awards, two from the National Association of Homebuilders and another from the American Planning Association. He noted that it is uncommon for a project to receive one award, let alone three. He presented Mayor Cooper with one of the awards. He stated he looked forward to bringing more challenging projects to fruition in Hayward. Mayor Cooper thanked Mr. Solomon and wished him continued success in his projects.

Council Member Ward noted that he is a member of the American Planning Association and felt that the project reflected good, long-term planning. Council Member Ward further suggested that the residents of City Walk should be made aware of the awards.

PUBLIC COMMENTS

Frank Goulart submitted to Council a one-way loop design to be given to the 238 Alternative Committee for the expansion of Mission Boulevard. He stated that the Neighborhood Alliance had a successful candidates' meeting the previous Saturday. He also noted that he was finally able to access the new website.

Jason Moreno spoke about a candidate's forum in which he recently participated.

John Kyle, spoke about the notice he received regarding cancellation of the Airport Committee Meeting.

Barbara Heringer-Swarr, discussed budget cuts to schools. She also made comments regarding the redevelopment of site 4, and made additional comments regarding the financing of the development.

Robert Waldheim spoke about an increasing problem of motorized scooters on Montgomery Street and lack of police response when reported. He asked for Council to provide assistance in controlling the situation.

Mayor Cooper noted that at the Public Comments portion of the closed session held earlier, another couple from the same neighborhood had submitted a neighborhood petition asking for assistance regarding the same matter. She said that the City would be reviewing the matter.

Council Member Rodriquez announced that the Southgate Homeowners Association is hosting a candidates' information night on February 4, at the Alameda County Offices on Turner Court, at 7:00 p.m.

CONSENT

Items 1 and 3 were removed for further discussion.

1. Approval of Minutes of the Special Joint City Council/Redevelopment Agency Meeting of January 13, 2004

Council/RA Member Jimenez asked for a correction to minutes of January 13, i.e., under Public Comments, to change his statement to indicate that, "...CSUH President Norma Rees has entertained the thought of removing Hayward from the college name."

It was moved by Council/RA Member Jimenez, seconded by Council/RA Member Rodriquez, and unanimously carried to approve the minutes, as corrected, of the Special Joint City Council/Redevelopment Agency Meeting of January 13, 2004.

2. Baumberg Avenue New Sidewalk Industrial to Arf: Approval of Plans and Specifications and Call for Bids

Staff report submitted by Deputy Director of Public Works Bauman, dated January 20, 2004, was filed.

It was moved by Council Member Hilson, seconded by Council Member Henson, and unanimously carried to adopt the following:

Resolution 04-010, "Resolution Approving Plans and Specifications for the Baumberg Avenue New Sidewalk Between Industrial Boulevard and Arf Avenue Project, Project No. 5169, and Call for Bids"

3. Resolution of Intention to Vacate Baumberg Court, West of Baumberg Avenue

Staff report submitted by Deputy Director of Public Works Bauman, dated January 20, 2004, was filed.



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Council Member Olden Henson asked why the City was not vacating all of Baumberg Court, rather than just a portion. City Manager Armas stated that he believed the other part to be owned by the state.

Sheila Junge, a resident of the Burbank neighborhood, urged Council to proceed with this action, that the street is blight and it is adjacent to Burbank School, and the vacation will provide the opportunity to make necessary improvements to the area.

It was moved by Council Member Henson, seconded by Council Member Hilson, and unanimously carried to adopt the following:

Resolution 04-011, "Resolution Declaring an Intention to vacate Baumberg Court West of Baumberg Avenue and Setting the Date and Time of Public Hearing"

LEGISLATIVE BUSINESS

4. Authorization for the City Manager to Execute a Ground Lease and Commercial Aviation Site Lease for Development of Aircraft Hangars at the Hayward Executive Airport

Staff report submitted by Airport Manager Shiner, dated January 20, 2004, was filed.

Public Works Director Butler presented the staff report. Two actions were presented for Council consideration. The first involves the joint venture of two existing airport tenants now known as Ascend Development HWD-II, LLC, to build additional corporate hangars on currently vacant airport property, thereby bringing new revenue to the City in the form of long-term ground leases and fuel flowage fees. The other action involves a reconfiguration of EPIC Aviation, LLC leasehold in order to allow the City to develop 43 T-hangars that would provide new revenue to the airport in the form of hangar rents.

Public Works Director Butler responded to questions from Council Member Henson regarding the consultant's findings and marketing issues. Mr. Butler noted that the project is consistent with the Airport Master Plan and there is a waiting list of over 100 names for a hangar.

Gary Briggs, Managing Partner for Ascend Development, stated that the market in this area has substantially recovered and the conditions are favorable for these projects as there is a great need for the space.

In response to Council Member Hilson's concerns regarding other airfields closing in the northern part of the state and the possibility that the City might be building something that is not needed, Public Works Director Butler stated that he was not aware of any, but it should not impact Hayward, rather should increase the demand for Hayward. Airport Manager Shiner was called on to provide additional insight as well as information on what Oakland is doing. He noted that Oakland is pro-growth, but will be staying with the current number of hangars

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they have for the present.

Council Member Jimenez stated that the sooner the hangars could be built, the better for the City. In response to his questions regarding Livermore Airport expansion, Airport Manager Shiner indicated that Livermore has almost completed their master plan and will be constructing more T-hangars.

Mayor Cooper opened the public hearing at 8:45 p.m.

John Kyle spoke about previous airport studies and commented on his own personal experience living in the neighborhood and history of the airport. He disagreed with the “Regional Airport System Plan” and with the number of operations that had been forecast in the document.

Barbara Heringer-Swarr, asked questions regarding the space, number of hangars and the terms of the leases. Public Works Director Butler responded to each of her questions.

Mayor Cooper closed the public hearing at 8:51 p.m.

It was moved by Council Member Henson, seconded by Council Members Hilson and Jimenez, and unanimously carried to adopt the following:

Resolution 04-012, “Resolution Authorizing the City Manager to Terminate All Existing Leases and Agreements Between City and Epic Aviation, LLC; Execute a Commercial Aviation Site Lease with Epic Aviation, LLC; and Execute a Ground Lease with Ascend Development HWD-II, LLC for Development of Aircraft Hangars on Property at the Hayward Executive Airport”

COUNCIL REPORTS

There were no Council reports.

ADJOURNMENT

Mayor Cooper adjourned the meeting at 8:52 p.m.

APPROVED:

Roberta Cooper, Mayor, City of Hayward

ATTEST:

Connie Macias, Acting City Clerk, City of Hayward